

# Garage 2 Chapel Place, Mousehole, Penzance, Cornwall,

NO PARKING  
24HR ACCESS  
REQUIRED AT  
ALL TIMES  
THANK YOU

**GARAGE 2 CHAPEL PLACE, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6QN**

**STARTING BID £85,000 FREEHOLD**

**\* IAMSOLD.CO.UK \***

**\* AUCTION ENDS 1PM WEDNESDAY 12TH FEBRUARY \***

**\* BLOCK BUILT GARAGE IN A BLOCK OF 2 \***

A block-built garage, located within the popular fishing village of Mousehole, being sold through the modern method of auction. The auction will end at 1PM on Wednesday 12th February. Please note that the modern method of auction allows the buyer 28 days to exchange and an additional 28 days to complete the purchase, providing time for the buyer to arrange financing.

**GARAGE DOOR:** 7' 6" x 7' 2" (2.29m x 2.18m)

Wooden sideways sliding door in 4 panels.

**INTERNAL MEASUREMENTS:** 17' 11" x 9' 0" (5.46m x 2.74m)

**AGENTS NOTE:**

The property is constructed of block with wooden sliding door under a slate roof. There are no services connected to the garage.

**AUCTIONEERS COMMENT:**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A buyer Information Pack is provided, which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

**MARSHALL'S PARK LANE OFFICE: 0207 0791476**

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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